

The Wethersfield Historic District Commission held a Public Hearing on November 27, 2007 in room F3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Eric Hart, Vice Chairperson
John Maycock
Gary McLeod
Mark Raymond, Alternate (arrived at 7:07PM)

Members Absent: Susan O'Brien
Bette Botticello, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:02PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on November 16, 2007.

APPLICATION NO. 3543-07. John F. Maycock seeking to replace the existing front door at 13 Meggat Park.

John Maycock of 13 Meggat Park appeared before the commission. He explained that the current door has 4-panels and 4 windows with a half-moon on top. The proposal is to replace the door with a wood 4-panel door. The proposed door has 4 square windows. The proposed door replicates the original door. The existing trim will be used.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3544-07. Fiderio & Sons seeking to install railings for the side entry at 108 Hartford Avenue.

Lou Rizzuti of 12 Pleasant Street, Wolcott, appeared before the commission on behalf of the applicant. He explained that the applicant is elderly and wishes to install a railing for safety.

A drawing of the proposed railing was provided to the commission. The railing will have 4 by 4 pressure-treated posts. The railing consists of two railings, two ball caps, two posts, and one hand rail. The proposed railing will be on the side of the house.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3545-07. Ray Ciampaglia seeking to install a chimney cap at 311 Main Street.

Ray Ciampaglia of 311 Main Street appeared before the commission. He explained that he wishes to keep water and animals from the chimney. It was suggested to him that the flue of the front chimney be cut down to about 1" above the crown. New flashing and a protective cover will then be installed.

The rear chimney is in disrepair. It was suggested that the chimney be cut down to the roof so it can be rebuilt with a metal lining. An aluminum chimney cap will be installed on both chimneys. When asked what the caps would look like, he stated they would not be too high and are similar to those seen throughout town.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3546-07. James Campbell seeking to install a fence in the rear yard at 305 Hartford Avenue.

James and Linda Campbell of 305 Hartford Avenue appeared before the commission. Pictures of the proposed fence were provided. The fence will be wrought iron and installed in the rear yard. Drawing of the location was also provided.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3547-07. James & Brooke Penders seeking to install a chimney cap at 520 Main Street.

James Penders of 520 Main Street appeared before the commission. He explained that the proposal is to place a flagstone top on the center chimney. The flagstone is supported by six brick stands and is in keeping with chimneys in the neighborhood. The chimney will be built up by two bricks.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3548-07. Robert Smart seeking to install a fence and lattice privacy screen at 62 Church Street.

Robert Smart of 62 Church Street appeared before the commission. A photograph of a Cape Cod fence was provided.

The fence will be located along the east property line. The fence will begin in the rear yard and end at the halfway point of the east elevation of the house, the fence is being installed to shield a neighbor's existing fence. There will be one section of lattice fence to shield the rear entrance. The lattice section will be 8' wide and 6' high.

The proposed fence will be white cedar, fence will have 5 by 5 posts, and will be 6' high with a section at the end that tapers to 4'. The fence will have a straight top.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. An email dated November 25, 2007 from Dr. Ken Sokolowski was read into the record. Dr. Sokolowski wrote in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3549-07. Steve & Lauren Clarke seeking to remove bead board on a portion of the house and replace it with siding to match rest of house and replace windows in rear of the house with a door at 83 Main Street.

Matt Gove of 70 Main Street and Adam Gove of 26 Kenwood Road appeared before the commission. Both were representing Gove Restoration and appeared on behalf of the applicants. Drawings were provided.

Adam Gove explained that the bead board and window on the south side of the house are being removed since that side is being incorporated into part of the kitchen. The 8" exposure siding will be continued across the back of the house. The siding will match the existing siding.

Windows on the rear of the house are being removed and replaced with a 5' slider. The door is manufactured by Vetter and will be aluminum clad with simulated divided lights. Siding will match existing. The door will have 15 lights.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. An email dated November 25, 2007 from Dr. Ken Sokolowski was read into the record. Dr. Sokolowski wrote in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3535-07. 245 Main, LLC seeking to install a garage with door, paved parking, stairs with railings, exterior lighting and replace windows and doors at 245 Main Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

Kristin Stearley reported that Attorney Michael Barry had asked that the commission table the application once again.

APPLICATION NO. 3537-07. Elyse Rybczynski seeking to install replacement windows at Apt. 2N, 226 Broad Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

The applicant did not appear before the commission. Ms. Stearley reported that she had not heard from the applicant.

APPLICATION NO. 3539-07. Chester Drew seeking to install a stockade fence in the rear yard at 327 Garden Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

Commissioner Garrey stated that no additional comments on this application were required. The application had been tabled in order to allow time for commissioners to view the property. Commissioners did not comment further on the application.

Upon motion by Commissioner Hart, and seconded by Commissioner Raymond and a poll of the Commission, it was voted to close the public hearing on the discussed applications.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

Upon motion by Commissioner Hart, and seconded by Commissioner Raymond and a poll of the Commission, it was voted to open the public meeting on the discussed applications.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3543-07. John F. Maycock seeking to replace the existing front door at 13 Meggat Park.

Upon motion by Commissioner McLeod, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Aye: Garrey, Hart, McLeod, Raymond

Recusal: Maycock

APPLICATION NO. 3544-07. Fiderio & Sons seeking to install railings for the side entry at 108 Hartford Avenue.

Upon motion by Commissioner Hart, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Hart stated the proposal is appropriate for the building and will have minimal impact on the district. Commissioner Garrey agreed.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3545-07. Ray Ciampaglia seeking to install a chimney cap at 311 Main Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Hart stated the aluminum cap is appropriate for the house. Commissioner Garrey stated that the current flue tops are attractive, but feels the proposal is the best solution for the homeowner's concerns.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3546-07. James Campbell seeking to install a fence in the rear yard at 305 Hartford Avenue.

Upon motion by Commissioner Hart, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Hart stated that proposed fence is very appropriate for the house. Commissioner Garrey agreed stating that the house will look even more attractive once the fence is installed.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3547-07. James & Brooke Penders seeking to install a chimney cap at 520 Main Street.

Upon motion by Commissioner McLeod, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner McLeod stated the proposed cap is in keeping with other homes in the neighborhood. Commissioner Garrey agreed stating that he felt the proposal was the proper way to cap a chimney. Commissioner Hart agreed as well.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3548-07. Robert Smart seeking to install a fence and lattice privacy screen at 62 Church Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

- The southern most section of the fence on the east side of the property shall be tapered to 4' in height.

Discussion

Commissioner Hart stated the proposed fencing is appropriate. Commissioner Garrey stated that the simple board fence that is proposed is appropriate for the location in between two properties with a narrow site line.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3549-07. Steve & Lauren Clarke seeking to remove bead board on a portion of the house and replace it with siding to match rest of house and replace windows in rear of the house with a door at 83 Main Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- The window on the bead board section shall be removed.
- The new door shall be a 15-light slider.

Discussion

Commissioner Hart stated that blending that section of the house with the rest of the house is a good proposal. Commissioner Maycock stated the proposal will clean up the look of the house.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3535-07. 245 Main, LLC seeking to install a garage with door, paved parking, stairs with railings, exterior lighting and replace windows and doors at 245 Main Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

Upon motion by Commissioner Garrey, seconded by Commissioner Hart and a poll of the Commission, it was voted to TABLE the application.

Discussion

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3537-07. Elyse Rybczynski seeking to install replacement windows at Apt. 2N, 226 Broad Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

Upon motion by Commissioner Garrey, seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the application.

Discussion

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3539-07. Chester Drew seeking to install a stockade fence in the rear yard at 327 Garden Street (Tabled from the November 13, 2007 meeting. Last date to act on – January 8, 2008).

Upon motion by Commissioner Hart, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Hart indicated the fence style is appropriate for the house.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPROVAL OF MINUTES OF: November 13, 2007

Upon motion by Commissioner Hart, seconded by Commissioner McLeod and a poll of the Commission, the minutes of the November 13, 2007 meeting were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley reported that new plans for Building 4 of the Comstock project were received. The proposed changes are within the stipulations approved by the commission.

Beginning in January the commission will hold most of its meetings in room S-2 at the Pitkin Community Center. Meetings will stay at the community center until at least June 2008.

The database being built for the district using HPTAG (Historic Preservation Technical Assistance Grant) funds is being prepared to launch sometime in January 08. High School students will be scanning pictures taken in 1964 and 1975 into the database. At some point the narrative part of the database will have to be reviewed.

Commissioner Hart asked for confirmation as to when the last photographs were taken. He was advised they were taken in 2003 and that no new survey is planned. He suggested that going forward photos be taken of all new completed construction in the district and of structures that have substantial changes made to them. The photos can then be added to the database immediately without waiting for the next survey.

Commissioner Garrey asked commissioners to consider returning the start time of meetings to 7:30PM. He asked Ms. Stearley to add the topic to the agenda of the next meeting.

CORRESPONDENCE

A letter from Bruce Daley of BD Plumbing and Heating, 281 Main Street, dated November 26, 2007 was read into the record. The letter was in regard to application 3534-07 for replacement of columns at 221-223 Garden Street and in response to the denial of the application. The letter explains that the original columns are no longer available and asked for guidance as to what type of columns the commission would accept.

Commissioner Garrey stated it would be difficult for the commission to state what would be acceptable without actually seeing a proposal from the applicant. He stated that the applicant does have the option of replacing the two columns in-kind. Commissioner Hart stated that there are contractors who will replicate the columns. Commissioner Garrey suggested the applicant also has the option of filing an application for replacement of all columns with columns of a similar design.

Commissioner Garrey stated the property is an important historic house which is located on a prominent street corner. The importance of the house and the columns cannot be stressed enough.

ADJOURNMENT

Upon motion by Commissioner Hart and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 7:55PM.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock, Clerk